

CITY OF BELMONT
PLANNING COMMISSION

ACTION MINUTES

TUESDAY, MARCH 6, 2007, 7:00 PM

Chair Parsons called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Horton, Frautschi, Mayer, McKenzie, Mercer, Wozniak
Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), Zoning Technician Gill (ZT), City Attorney Zafferano (CA), Recording Secretary Flores (RS).

2. AGENDA AMENDMENTS

CDD de Melo introduced Damon DiDonato, recently hired Senior Planner.

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR - None

5. NEW BUSINESS:

5A. Request for Extension of Approval – 905 South Road

CDD de Melo summarized the Staff Report, including a brief history of the project, recommending granting of the extension to October 4, 2007, and answered questions from the Commission.

Applicant Simmie Graves addressed the Commission regarding the geotechnical requirements.

MOTION: By Commissioner Frautschi, seconded by Vice Chair Horton, to adopt the Resolution approving an extension of a Variance and Single-Family Design Review for 905 South Road (Appl. No. 2002-006) with appended Exhibit A, Conditions of Project Approval.

Ayes: Frautschi, Horton, Mayer, McKenzie, Mercer, Wozniak, Parsons
Noes: None

Motion passed 7/0

6. PUBLIC HEARINGS:

6A. PUBLIC HEARING – 2505 Buena Vista Avenue (Continued from February 6, 2007 Planning

Commission Meeting)

To consider a Single Family Design Review to add 599 square feet of living area to the existing 1,494 square foot single-family residence for a total of 2,093 square feet that is below the zoning district permitted 2,580 square feet for the site.

(Appl. No. 2006-0097)

APN: 043-282-150; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303

Applicant: JC Engineering

Owner: Tim Bussiek

ZT Gill summarized the Staff Report, recommending approval subject to the conditions of approval attached, and answered questions from the Commission.

Javier M. Chavarria, JC Engineering, addressed the Commission, reiterating that the work proposed is contained entirely within the footprint of the existing building, does not affect any area of the building that is visible to the public, and that the landscaping will be somewhat improved. He answered questions from the Commission.

Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Frautschi, seconded by Commissioner Wozniak, to close the Public Hearing. Motion passed.

Commissioners Mercer, Wozniak and McKenzie felt that they could vote for the project on the basis that the condition or approval requiring a deed restriction limiting the property to a maximum of three bedrooms satisfies the City's requirements. All Commissioners agreed that the layout could have been improved and that more effort could have been put into the front landscaping. Commissioner Frautschi asked that a tree be added to the front yard. CDD de Melo confirmed that the condition of the existing landscaping will be documented with before and after pictures.

Chair Parsons stated that a bedroom should have only one door, and asked that a condition be added requiring the removal of one of the doors in order to discourage the temptation to put in a new wall. Commissioner Mayer felt that adding that condition would be reading into it what they might or might not do in the future.

MOTION: By Commissioner McKenzie, seconded by Commissioner Frautschi to adopt a Resolution approving a Single-Family Design Review at 2505 Buena Vista Avenue (Appl. No. 2006-0097) subject to the attached conditions, with the additional conditions that the bedroom that is being modified be limited to one

entry and that a single 15-gallon tree be planted in the front, species to be approved by staff.

Ayes: McKenzie, Frautschi, Mercer, Wozniak, Parsons

Noes: Mayer, Horton

Motion passed 5/2

Chair Parsons stated that this project may be appealed to the City Council within 10 calendar days.

6B. PUBLIC HEARING – 1519 Ridge Road (Continued from June 20, 2006 Planning Commission Meeting)

To consider a Single Family Design Review to construct a 3,408 square foot single-family residence that is below the zoning district permitted 3,500 square feet for the site.

(Appl. No. 2006-0008)

APN: 044-131-010; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303

Applicant: Abha Nehru

Owner: Andy and Rosa Singh

ZT Gill summarized the Staff Report, noting that Cotton and Shires reviewed the applicant's Geotechnical Report and concluded that a residential structure is geologically feasible for the site. He noted that on page 6 of the Staff Report the 421 yards of cut and fill should be corrected to 424 cubic yards of cut and fill combined. He added that Condition 11 will be removed from the Conditions of Approval, and the treatment of trees is discussed further in the Arborist's report and on page 6 of the staff report. Staff is also asking the Commission to consider a condition that the applicant revise the landscape plan and clarify all proposed plantings for the site, subject to review and approval by the Planning Commission. Staff recommended approval and answered questions from the Commission.

CDD de Melo referred to an email received from Commissioner Frautschi, noting that hard copies of his response to the questions had been provided to Commissioners prior to the meeting. He confirmed that the neighbors had been notified of this hearing.

Commissioner McKenzie made note that the view corridor had been opened up as a result of the property being stepped back on the lot.

Andy Sing, Colleen Carter and Grace Lee, property owner, landscape designer and architect, respectively, gave an overview of the project as redesigned, referring to the issues raised by the Commission at the previous hearing and answering questions from the Commission.

It was agreed that a revised landscape plan should be submitted to the Commission because there are clarifications needed relative to the trees that are not on all sets of plans, plus the applicant's request to take out the stepped planting areas. Chair Parsons felt that the revised plan should be in black and white with plants clearly labeled.

Chair Parsons opened the Public Hearing. No one came forward to speak.

MOTION: By Commissioner Frautschi, seconded by Commissioner Mayer, to close the Public Hearing. Motion passed.

Commissioners commended the applicant on the revised plans and for addressing the issues raised at the previous meeting.

Commissioner Frautschi asked that a letter go out to the neighbors notifying them of the exact hauling route, the time span that the hauling will be taking place, and a description of the staging areas. He supported the incorporation of the arbor and requested that the garbage be pulled back in line with the side of the garage with a plant in front of it, and complemented the applicant on dealing with the bulk and coming up with a great plan for a beautiful piece of property.

MOTION: By Commissioner Frautschi, seconded by Commissioner Mayer, to adopt the Resolution approving a Single-Family Design Review at 1519 Ridge Road (Appl. No. 2006-0008) with Exhibit A, Conditions of Project approval, with the inclusion of a notification letter regarding hauling routes as specified in CDD de Melo's memo, and the return of a landscape plan to the Commission keeping the arbor, relocating the trash container, elimination of the planting boxes along Williams and the incorporation of the Oak and butterfly area.

Ayes: Frautschi, Mayer, McKenzie, Mercer, Wozniak, Horton, Parsons

Noes: None

Motion passed 7/0

Chair Parsons stated that this item may be appealed to the City Council within 10 calendar days.

Chair Parsons called a recess at 8:20 p.m. Meeting resumed at 8:25 p.m.

7. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

7A. 2900 Hallmark – 7-Lot Subdivision

He connected with the Landscape Architect; they will be making amendments to the approved plans from 1982, to include three new trees. If the plans are satisfactory, he will calendar the item for Commission review. Chair Parsons felt that there should be some adjustments made because there is electrical equipment on the corner that was not there originally, and suggested that SamTrans be asked to consider putting a bench at the corner bus stop.

7B. Avanti Pizza Commercial Center – 2040 Ralston Ave.

Confirmed that the original 1989 plan consisted of just shrubs, ground cover and trees; there was no lawn included. The applicant at some time replaced shrubs with lawn and later reverted back to the original landscape plan, which now is not attractive. The owner is open to a revised landscape plan, perhaps with a combination of lawn, shrubs and trees that will beautify that corner. CDD de Melo invited Commissioners to call him with any suggestions.

7C. U-Haul – 530 El Camino Real

No update on this item. He will call them during the coming week.

Chair Parsons called attention to the fact that all of the plants have been removed from the median in the intersection between the two gas stations, Avante and the shopping center. He felt that some of the asphalt could be removed and replaced with more plants. CDD de Melo agreed to call Parks & Recreation and Public Works.

Vice Chair Horton brought up the issue of the Notre Dame playing fields. CDD de Melo stated that a meeting with representatives from NDNU and folks from the McDugal neighborhood is scheduled for March 29th, and agreed to calendar the item for the Commission's meeting of April 3rd.

Commissioner Frautschi requested that the Commission direct the Planning Director to write a letter to the Belmont Water District regarding landscape issues at their project on Ralston, the Poplar trees at the old water department building on Folger that were cut down and not replaced, and that they are using the parking lot to store boats and rv's. CDD de Melo agreed to write the letter.

Vice Chair Horton reminded Commissioners that the Forum would meet on the following evening.

Chair Parsons and CDD de Melo invited all Commissioners to attend a "meet and greet" on March 15th with the property owners of the Harbor Industrial area, in the Permit Center lobby.

CITY COUNCIL MEETING OF TUESDAY, MARCH 13, 2007

Liaison: Commissioner Mercer
Alternate Liaison: Commissioner Frautschi

8. ADJOURNMENT:

The meeting was adjourned at 8:49 p.m. to a regular meeting on Tuesday, March 20, 2007, at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

*CD's of Planning Commission Meetings are available in the
Community Development Department.
Please call (650) 595-7416 to schedule an appointment.*